

# Northfield Planning Board 2010 Annual Report

## Members:

Jim Holloway  
Jerry Wagener  
Tammy Pelletier  
Richard Fitzgerald, Chairman  
  
Sarah Goodwin, Administrative Assistant

The Northfield Planning Board holds its monthly meetings at the Town Hall on the second Wednesday of the month. The Northfield Planning Board met eleven times throughout the year for regular monthly meetings, held one Subdivision Update meeting, met once for a Special Meeting and held two Public Hearings to discuss Bylaw improvements. In March Jim Holloway resigned from the position of Chairman and the Board elected Richard Fitzgerald as the new Chair.

## In 2010:

- 5 ANRs came before the Board
  - 5 Approved
  - 0 Declined Approval
  - 0 Withdrawn
- 0 Access Not Off Frontage permits came before the Board
- 0 Special Permits came before the Board
- 1 Workshop attended by members

The Planning Board held two Public Hearings, one in February and the other in March, to discuss proposed changes to the Northfield Town Bylaws. Topics discussed included; correcting the wording used in Article 11.07 Removal of Natural Materials, creating the notion of Setback Requirements for energy generating units, addressing "Use" terminology in Article V. Non-conforming Uses, and correcting a clerical error in Article 6.02. Several residents showed up for both Hearings and the Board was grateful for their input which helped to better shape the Bylaw improvements for submission and acceptance at Town Meeting.

Some main areas of focus for the Planning Board in 2010 included the work being conducted at C.S. Lewis College and its connection with the development of Northfield downtown area as well as the possibility of a new gas station on Route 63 just north of town. Several meetings contained discussions on how the Master Plan of Northfield now needs updating to include the College and develop the most appropriate direction for its growth, be it a town center, historic district, or new businesses coming in.

Jerry Wagener put in a tremendous amount of time and effort developing and improving the town's Subdivision Bylaws for which the Board is extremely grateful. He also created a spreadsheet program which will allow for a variable number of subdivision lot OSRD specifications to be computed for easier review. Members also discussed these changes with town counsel and we are pleased to present them for public review and comment in preparation for Town Meeting vote.

Looking forward to 2011 the Board anticipates a busy and interesting year, with some additional large projects in addition to our normal business. At the time this is being written we are early in the site plan review process for a large solar energy project on Route 63; we have begun working with several other town boards to qualify for MA Green Communities status; and we are looking to review and update town Zoning Bylaws to better reflect the town today and for the future. We do have a vacant position on the Board, and interested residents are welcome to visit our website, email us or call Town Hall to inquire. The Planning Board would like to thank all residents who have attended our meetings and we look forward to hearing your questions, ideas and suggestions throughout the year.